

Fill in this information to identify the case:

United States Bankruptcy Court for the:

**Northern District of Texas**

Case number (if known): \_\_\_\_\_ Chapter **11**

☐ Check if this is an amended filing

## Official Form 201

# Voluntary Petition for Non-Individuals Filing for Bankruptcy

06/24

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and the case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name **Latigo Homes, LLC**

2. All other names debtor used in the last 8 years

Include any assumed names, trade names, and *doing business as names*

3. Debtor's federal Employer Identification Number (EIN) **4 6 - 1 6 0 1 9 2 3**

4. Debtor's address

Principal place of business

Mailing address, if different from principal place of business

**2121 Tremont Ave**

Number Street

**Fort Worth, TX 76107**

City State ZIP Code

**Tarrant**

County

Number Street

City State ZIP Code

Location of principal assets, if different from principal place of business

Number Street

City State ZIP Code

5. Debtor's website (URL)

6. Type of debtor

☒ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))

☐ Partnership (excluding LLP)

☐ Other. Specify: \_\_\_\_\_

Debtor Latigo Homes, LLC

Name

Case number (if known) \_\_\_\_\_

**7. Describe debtor's business**

*A. Check one:*

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))
- ☒ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
- ☐ Railroad (as defined in 11 U.S.C. § 101(44))
- ☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))
- ☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))
- ☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))
- ☐ None of the above

*B. Check all that apply:*

- ☐ Tax-exempt entity (as described in 26 U.S.C. § 501)
- ☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. § 80a-3)
- ☐ Investment advisor (as defined in 15 U.S.C. § 80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor. See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.

**8. Under which chapter of the Bankruptcy Code is the debtor filing?**

*Check one:*

- ☐ Chapter 7
- ☐ Chapter 9
- ☒ Chapter 11. *Check all that apply:*
- ☐ Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$3,024,725 (amount subject to adjustment on 4/01/25 and every 3 years after that).
- ☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). If the debtor is a small business debtor, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if all of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D), and it chooses to proceed under Subchapter V of Chapter 11.
- ☐ A plan is being filed with this petition.
- ☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- ☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the *Attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11* (Official Form 201A) with this form.
- ☐ The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.
- ☐ Chapter 12

**9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?**

☒ No

☐ Yes. District \_\_\_\_\_ When \_\_\_\_\_ Case number \_\_\_\_\_  
MM / DD / YYYY

If more than 2 cases, attach a separate list.

District \_\_\_\_\_ When \_\_\_\_\_ Case number \_\_\_\_\_  
MM / DD / YYYY

**10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?**

☒ No

☐ Yes. Debtor \_\_\_\_\_ Relationship \_\_\_\_\_

List all cases. If more than 1, attach a separate list.

District \_\_\_\_\_ When \_\_\_\_\_  
MM / DD / YYYY

Case number, if known \_\_\_\_\_

Debtor Latigo Homes, LLC  
Name

Case number (if known) \_\_\_\_\_

**11. Why is the case filed in *this* district?**

Check all that apply:

- ☒ Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.
- ☐ A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

**12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?**

☒ No

☐ Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.

**Why does the property need immediate attention?** (Check all that apply.)

☐ It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.  
What is the hazard?  
\_\_\_\_\_

☐ It needs to be physically secured or protected from the weather.

☐ It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).

☐ Other \_\_\_\_\_

**Where is the property?** \_\_\_\_\_

Number Street

City

State

ZIP Code

**Is the property insured?**

☐ No

☐ Yes. Insurance agency \_\_\_\_\_  
Contact name \_\_\_\_\_  
Phone \_\_\_\_\_

**Statistical and administrative information**

**13. Debtor's estimation of available funds?**

Check one:

- ☐ Funds will be available for distribution to unsecured creditors.
- ☒ After any administrative expenses are paid, no funds will be available for distribution to unsecured creditors.

**14. Estimated number of creditors**

☒ 1-49 ☐ 50-99 ☐ 1,000-5,000 ☐ 5,001-10,000 ☐ 25,001-50,000 ☐ 50,000-100,000  
☐ 100-199 ☐ 200-999 ☐ 10,001-25,000 ☐ More than 100,000

**15. Estimated assets**

☐ \$0-\$50,000 ☒ \$1,000,001-\$10 million ☐ \$500,000,001-\$1 billion  
☐ \$50,001-\$100,000 ☐ \$10,000,001-\$50 million ☐ \$1,000,000,001-\$10 billion  
☐ \$100,001-\$500,000 ☐ \$50,000,001-\$100 million ☐ \$10,000,000,001-\$50 billion  
☐ \$500,001-\$1 million ☐ \$100,000,001-\$500 million ☐ More than \$50 billion

Debtor Latigo Homes, LLC Case number (if known) \_\_\_\_\_  
Name

16. Estimated liabilities
- |  |  |  |
|--|--|--|
| <input type="checkbox"/> \$0-\$50,000          | <input checked="" type="checkbox"/> \$1,000,001-\$10 million | <input type="checkbox"/> \$500,000,001-\$1 billion     |
| <input type="checkbox"/> \$50,001-\$100,000    | <input type="checkbox"/> \$10,000,001-\$50 million           | <input type="checkbox"/> \$1,000,000,001-\$10 billion  |
| <input type="checkbox"/> \$100,001-\$500,000   | <input type="checkbox"/> \$50,000,001-\$100 million          | <input type="checkbox"/> \$10,000,000,001-\$50 billion |
| <input type="checkbox"/> \$500,001-\$1 million | <input type="checkbox"/> \$100,000,001-\$500 million         | <input type="checkbox"/> More than \$50 billion        |

### Request for Relief, Declaration, and Signatures

**WARNING --** Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

17. Declaration and signature of authorized representative of debtor
- The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.
  - I have been authorized to file this petition on behalf of the debtor.
  - I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 12/02/2024  
MM/ DD/ YYYY

**X** /s/ Steven Davis  
Signature of authorized representative of debtor

Steven Davis  
Printed name

Title Managing Member

18. Signature of attorney

**X** /s/ Robert T DeMarco  
Signature of attorney for debtor

Date 12/02/2024  
MM/ DD/ YYYY

Robert T DeMarco  
Printed name

DeMarco Mitchell, PLLC  
Firm name

500 N. Central Expressway Suite 500  
Number Street

Plano TX 75074  
City State ZIP Code

(972) 991-5591 robert@demarcomitchell.com  
Contact phone Email address

24014543 TX  
Bar number State

Fill in this information to identify the case:

Debtor name Latigo Homes, LLC

United States Bankruptcy Court for the:

Northern District of Texas

Case number (if known): \_\_\_\_\_

☐ Check if this is an amended filing

## Official Form 204

### Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders

12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an *insider*, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

	Name of creditor and complete mailing address, including zip code	Name, telephone number, and email address of creditor contact	Nature of the claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of unsecured claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
					Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
1	Brad Marshall 121 Prairie Avenue, Suite A Cleburne, TX 76033		Investor				\$79,000.00
2	Garrett Dent 3621 Potomac Fort Worth, TX 76107		Investor				\$50,000.00
3	Eminent Funding LLC 369 Lexington Avenue New York, NY 10017		MCA				\$42,936.02
4	Headway Capital, LLC 175 W. Jackson Blvd. Suite 1000 Chicago, IL 60604		MCA				\$19,794.03
5	EN OD Capital 1777 Reisterstown Rd Pikesville, MD 21208		MCA				\$8,619.25
6	Credibly P.O. Box 1070 West Chester, OH 45071		MCA				\$7,979.45
7	Frost Bank Recovery Dept. PO Box 2901 San Antonio, TX 78299						\$5,321.55
8	Best AC Service 4524 Deal Drive Fort Worth, TX 76135		Vendor				\$4,988.89

Debtor Latigo Homes, LLC Case number (if known) \_\_\_\_\_  
 Name \_\_\_\_\_

	Name of creditor and complete mailing address, including zip code	Name, telephone number, and email address of creditor contact	Nature of the claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of unsecured claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
					Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
9	Teague Lumber 2501 White Settlement Rd Fort Worth, TX 76107		Vendor				\$4,263.39
10	Fractal Plumbing 604 Cullum Avenue Hurst, TX 76053		Vendor				\$4,067.06
11	Synchrony Bank   Lowes P.O. Box 530970 Atlanta, GA 30353		Vendor				\$3,451.26
12							
13							
14							
15							
16							
17							
18							
19							
20							

Fill in this information to identify the case:

Debtor name Latigo Homes, LLC

United States Bankruptcy Court for the:

Northern District of Texas

Case number (if known): \_\_\_\_\_

☐ Check if this is an amended filing

## Official Form 202

# Declaration Under Penalty of Perjury for Non-Individual Debtors

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

**WARNING – Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.**

### Declaration and signature

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- ☐ *Schedule A/B: Assets—Real and Personal Property* (Official Form 206A/B)
- ☐ *Schedule D: Creditors Who Have Claims Secured by Property* (Official Form 206D)
- ☐ *Schedule E/F: Creditors Who Have Unsecured Claims* (Official Form 206E/F)
- ☐ *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G)
- ☐ *Schedule H: Codebtors* (Official Form 206H)
- ☐ *A Summary of Assets and Liabilities for Non-Individuals* (Official Form 206A-Summary)
- ☐ *Amended Schedule* \_\_\_\_\_
- ☐ *Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders* (Official Form 204)
- ☒ Other document that requires a declaration List of Equity Security Holders

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 12/02/2024  
MM/ DD/ YYYY

X

/s/ Steven Davis

Signature of individual signing on behalf of debtor

Steven Davis

Printed name

Managing Member

Position or relationship to debtor

Attorney General of the  
United States

Main Justice Bldg., Rm. 5111  
10th & Constitution Ave. N.W.  
Washington, DC 20503

Best AC Service

4524 Deal Drive  
Fort Worth, TX 76135

Brad Marshall

121 Prairie Avenue, Suite A  
Cleburne, TX 76033

Construction Loan Services II,  
LLC

1019 39th Avenue SE, Suite 220  
Puyallup, WA 98374

Credibly

P.O. Box 1070  
West Chester, OH 45071

Dallas County Tax-Assessor  
Collector

500 Elm St Ste 3300  
Dallas, TX 75202-3304

Eminent Funding LLC

369 Lexington Avenue  
New York, NY 10017

EN OD Capital

1777 Reisterstown Rd  
Pikesville, MD 21208



Fractal Plumbing  
604 Cullum Avenue  
Hurst, TX 76053

Frost Bank Recovery Dept.  
PO Box 2901  
San Antonio, TX 78299

Garrett Dent  
3621 Potomac  
Fort Worth, TX 76107

Headway Capital, LLC  
175 W. Jackson Blvd. Suite 1000  
Chicago, IL 60604

Internal Revenue Service  
Centralized Insolvency Operations  
PO Box 7346  
Philadelphia, PA 19101-7346

Jack Davis  
5516 Pershing Avenue  
Fort Worth, TX 76107

Jessica Rychlik  
5416 Santa Marie Avenue  
Fort Worth, TX 76114

Lamadera HOA, Inc.  
1250 Santa Fe Drive  
Weatherford, TX 76086

Linda Davis  
2121 Tremont Avenue  
Fort Worth, TX 76107

MDM Lawn Care Services LLC  
PO Box 5482  
Granbury, TX 76049

Office of the Attorney General  
Bankruptcy-Collections Division  
Po Box 12548  
Austin, TX 78711-2548

Office of the United States  
Trustee  
515 Rusk Street, Suite 3516 Room 976  
Houston, TX 77002

PADFIELD & STOUT, L.L.P.  
Attn: Christopher V. Arisco  
100 Throckmorton Street, Suite 700  
Fort Worth, TX 76102

Parker County Tax Assessor-  
Collector  
1112 Sante Fe Drive  
Weatherford, TX 76086

Synchrony Bank | Lowes  
P.O. Box 530970  
Atlanta, GA 30353

Teague Lumber  
2501 White Settlement Rd  
Fort Worth, TX 76107

Texas Alcoholic Beverage  
Commission  
License and Permits Division  
Po Box 13127  
Austin, TX 78711-3127

Texas Comptroller of Public  
Accounts  
Bankruptcy Section  
Po Box 13528  
Austin, TX 78711-3528

Texas Workforce Commission  
TEC Building - Bankruptcy  
101 E 15th St  
Austin, TX 78778-1442

TLT Financial  
9612 Drovers View Trail  
Fort Worth, TX 76131

U.S. Department of HUD  
307 W. 7th Street Suite 1000  
Fort Worth, TX 76102

U.S. Dept. of Veterans Affairs  
Regional Office, Finance Section (24)  
701 Clay Ave  
Waco, TX 76799-0001

U.S. Securities & Exchange  
Comm.  
Fort Worth Regional Office  
801 Cherry St Ste 1900 Unit 18  
Fort Worth, TX 76102-6819

U.S. Small Business  
Administration  
150 Westpark Way Ste 130  
Euless, TX 76040-3705

United States Attorney  
1100 Commerce Street, 3rd Fl.  
Dallas, TX 75242-1699

IN THE UNITED STATES BANKRUPTCY COURT  
NORTHERN DISTRICT OF TEXAS  
FORT WORTH DIVISION

IN RE: **Latigo Homes, LLC**

CASE NO

CHAPTER 11

**VERIFICATION OF CREDITOR MATRIX**

The above named Debtor hereby verifies that the attached list of creditors is true and correct to the best of his/her knowledge.

Date **12/02/2024**

Signature **/s/ Steven Davis**  
Steven Davis, Managing Member

**UNITED STATES BANKRUPTCY COURT  
NORTHERN DISTRICT OF TEXAS  
FORT WORTH DIVISION**

IN RE:  
**Latigo Homes, LLC**

CHAPTER 11

DEBTOR(S)

CASE NO

**LIST OF EQUITY SECURITY HOLDERS**

Registered Name of Holder of Security Last Known Address or Place of Business	Class of Security	Number Registered	Kind of Interest Registered
<b>Steven Davis</b> 2121 Tremont Avenue Fort Worth, TX 76107		100%	Member

**DECLARATION UNDER PENALTY OF PERJURY  
ON BEHALF OF A CORPORATION OR PARTNERSHIP**

I, the Managing Member of the Nonpublic Corporation  
named as the debtor in this case, declare under penalty of perjury that I have read the foregoing list and that it is true  
and correct to the best of my information and belief.

Date: 12/02/2024

Signature: /s/ Steven Davis  
*Steven Davis, Managing Member*